Karen Johnson Davidson County
Batch# 846083 DEEDQC
04/27/2022 08:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220427-0048291

QUITCLAIM DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
2125 8th AVENUE LLC	**NEW OWNER**	
(NAME)	(NAME)	
2125 8TH Ave S. Ste 1		**Parcel ID: 10514007000**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantor(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRENDAN DONELSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **2125 8TH AVENUE LLC, a Tennessee Limited Liability Company** hereinafter called the Grantee(s), their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 50 feet of the northerly 100 feet of Lot No. 65 in the Waverly land Company's Plan of Lots called Waverly Place, as of record in Plat Book 57, Page 95, Register's Office for said County, to which reference is made for a more complete description.

Said part of Lot No. 65 fronts 50 feet on the westerly side of 8th Avenue, South, formerly Franklin Pike, and runs back between parallel lines 194 feet, more or less to an alley.

Being the same property conveyed to Brendan Donelson by Warranty Deed from Jonathan Gabelman of record in instrument number 20150814-0081926, at the Register's Office for Davidson County, Tennessee. The said property is not the Grantor(s) primary residence,

This Instrument was prepared with information supplied by the Grantors. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2125 8th Ave S. Nashville, TN 37204**.

Witness my/our hand(s) this the 10 day of April, 2022.

Brendan Donelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDAN DONELSON, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10 day of April, 2022.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4-10-22 (date of document).

Affiant Signature

Date 4-10-22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of April, 2022

Notary's Signature

MY COMMISSION EXPIRES:

